

AMENDING OFFICIAL ZONING MAP

910-1004 RIDGECREST DRIVE, 5901-5903 ARCADIA DRIVE, AND 903-1017 NEW GARDEN ROAD, GENERALLY DESCRIBED AS EAST OF RIDGECREST DRIVE, SOUTH OF ARCADIA DRIVE, AND WEST OF NEW GARDEN ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **CD-O (Conditional District Office)**, **R-3 (Residential Single Family)** and **CD-PI (Conditional District Public and Institutional)** to **CD-PI (Conditional District Public and Institutional)**.

The area is described as follows:

“Being all that certain tract or parcel of land lying and being in the City of Greensboro, Morehead Township, Guilford County, North Carolina, being more particularly described as follows:

BEGINNING at a metal rebar found at the intersection of the westerly right of way line of New Garden Road and the southerly right-of-way line of Arcadia Drive, said rebar having North Carolina State Plane Grid coordinates (NAD 83/2011) of N = 854,820.12' and E = 1,736,609.99'; running thence with the westerly right of way line of New Garden Road the following nine (9) courses and distances: 1) South 14 deg 12' 08" East a distance of 70.82 feet to an iron pipe found; 2) South 27 deg 34' 10" East a distance of 56.17 feet to an iron pipe set; 3) with a curve concave to the northeast a chord bearing of South 24 deg 28' 32" East a chord distance of 196.47 feet to an iron pipe set, said curve having a radius of 1303.24 feet and an arc length of 196.66 feet; 4) South 28 deg 40' 02" East a distance of 44.29 feet to an iron pipe found; 5) North 88 deg 31' 28" West a distance of 9.70 feet to an iron pipe set; 6) South 28 deg 09' 57" East a distance of 220.22 feet to an iron pipe found; 7) South 28 deg 07' 35" East a distance of 167.16 feet to an X mark set in a concrete driveway; 8) South 28 deg 09' 57" East a distance of 28.00 feet to an iron pipe found; and 9) South 28 deg 20' 26" East a distance of 105.61 feet to an iron pipe found, the northeasterly corner of property owned, now or formerly, by New Garden Monthly Meeting of Friends (Deed Book 1921, Page 690, and Deed Book 1903, Page 691, Guilford County Register of Deeds); thence with the northerly line of New Garden Monthly Meeting of Friends South 71 deg 38' 03" West a distance of 92.12 feet to an iron pipe set, the northeasterly corner of New Garden Cemetery Association (Deed Book 644, Page 459, Deed Book 646, Page 346, and Deed Book 2663, Page 847, Guilford County Register of Deeds); thence with the northerly line of New Garden Cemetery Association the following four (4) courses and distances: 1) North 87 deg 21' 34" West a distance of 310.91 feet to an iron pipe found; 2) North 00 deg 33' 31" East a distance of 27.04 feet to an iron pipe found; 3) North 87 deg 13' 17" West a distance of 527.07 feet (passing an iron pipe found at a distance of 288.10 feet) to an iron pipe found; and South 01 deg 13' 16" West a distance of 10.16 feet to a stone found, the northeasterly corner the Arcadia Subdivision, Section Three (Plat Book 26, Page 60, Guilford County Register of Deeds); thence with the northerly line of Lots 78 and 79 of said Arcadia Subdivision, Section Three South 89 deg 24' 33" West a distance of 222.24 feet

(passing an iron pipe found at a distance of 147.91 feet) to a pinched-top iron pipe found, the southeasterly corner of Lot 58 of the Arcadia Subdivision, Section Two (Plat Book 23, Page 70, Guilford County Register of Deeds); thence with the line of said Lot 58 the following two (2) courses and distances: 1) South 59 deg 52' 57" West a distance of 12.11 feet to a pinched-top iron pipe found; and 2) North 47 deg 38' 42" West a distance of 297.35 feet to a metal rebar found in the easterly right-of-way line of Ridgecrest Drive; thence with the easterly right-of-way of Ridgecrest Drive the following nine (9) courses and distances: 1) North 39 deg 15' 56" East a distance of 124.85 feet to a pinch-top iron pipe found; 2) North 45 deg 38' 01" East a distance of 160.88 feet to an iron pipe found; 3) North 46 deg 20' 13" East a distance of 59.30 feet to an iron pipe found; 4) North 45 deg 21' 07" East a distance of 48.28 feet to an iron pipe found; 5) North 42 deg 22' 33" East a distance of 102.15 feet to an iron pipe found; 6) North 35 deg 22' 09" East a distance of 118.50 feet to a point, said point lying South 08 deg 50' 54" West a distance of 1.15 feet from an iron pipe found; 7) North 27 deg 34' 59" East a distance of 108.00 feet to an iron pipe found; 8) North 19 deg 19' 21" East a distance of 130.71 feet to a pinched-top iron pipe found; and 9) North 15 deg 04' 42" East a distance of 29.55 feet to an iron pipe found in the southerly right-of-way line of Arcadia Drive; thence with the southerly right-of-way line of Arcadia Drive the following three (3) courses and distances: 1) South 75 deg 04' 07" East a distance of 121.89 feet to an iron pipe set; 2) South 75 deg 17' 45" East a distance of 103.20 feet to an iron pipe found; and 3) South 75 deg 10' 22" East a distance of 276.38 feet to the point and place of BEGINNING, containing 17.893 acres, more or less.."

Section 2. That the zoning amendment from **CD-O (Conditional District Office)**, **R-3 (Residential Single Family)** and **CD-PI (Conditional District Public and Institutional)** to **CD-PI (Conditional District Public and Institutional)** is hereby authorized subject to the following use limitations and conditions:

1. All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use).

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-PI (Conditional District Public and Institutional)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 17, 2018.